

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		BEVERLY RD, ARLINGTON

OWNERSHIP

Owner 1:	BEVERLY 78 LLC			
Owner 2:				
Owner 3:				
Street 1:	220 MAYNARD RD			
Street 2:				
Twn/City:	SUDBURY			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01776		Type:	

PREVIOUS OWNER

Owner 1:	PEARSALL AMY -		
Owner 2:	-		
Street 1:	700 SHORE RD		
Twn/City:	LONG BEACH		
St/Prov:	NY	Cntry	
Postal:	11561		

NARRATIVE DESCRIPTION

This parcel contains .278 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 2422 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.27810	Total SF/SM:	12114	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	548,397	Spl Credit	Total:	548,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

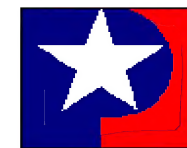
Total Card /

Total Parcel

985,500

985,500

985,500



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	45141
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2021	Mail Update	JO	Jenny O
10/22/2018	Meas./Inspect	BS	Barbara S
2/10/2009	Meas./Inspect	189	PATRIOT
11/5/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/12/1999	Meas. Denied	267	PATRIOT
9/4/1993		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12114.000	437,100		548,400	985,500
Total Card	0.278	437,100		548,400	985,500
Total Parcel	0.278	437,100		548,400	985,500
Source: Market Adj Cost	Total Value per SQ unit /Card:			406.83	/Parcel: 406.8

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	437,100	0	12,114.	548,400	985,500		Year end	12/23/2021
2021	101	FV	421,000	0	12,114.	548,400	969,400		Year End Roll	12/10/2020
2020	101	FV	420,800	0	12,114.	548,400	969,200	969,200	Year End Roll	12/18/2019
2019	101	FV	343,200	0	12,114.	548,400	891,600	891,600	Year End Roll	1/3/2019
2018	101	FV	343,200	0	12,114.	470,100	813,300	813,300	Year End Roll	12/20/2017
2017	101	FV	343,200	0	12,114.	438,700	781,900	781,900	Year End Roll	1/3/2017
2016	101	FV	343,200	0	12,114.	376,000	719,200	719,200	Year End	1/4/2016
2015	101	FV	341,500	0	12,114.	336,900	678,400	678,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PEARSALL AMY,	1573-175	1	6/4/2021		1,130,000	No	No	
BENNOS ARTIE/ T	1456-108		7/18/2014		740,000	No	No	
BENNOS ARTIE,	1424-80		10/4/2012	Convenience	99	No	No	
ARTIE BENNOS TR	1424-79		10/4/2012	Convenience	99	No	No	
BENNOS GEORGE A	1381-98		3/17/2010	Family	10	No	No	
BENNOS GEORGE A	1381-97		3/17/2010	Convenience	10	No	No	
	1169-183		4/10/1997	Family		No	No	F

BUILDING PERMITS

[illegible]

PAT ACCT.

[illegible]

